

IN RE: PETITION FOR SPECIAL EXCEPTION
EXCEPTION
SW/4 Westminister Pike, 50' x 100' (605 Westminister Pike)
4th Election District
3rd Councilmanic District
Reisterstown Bible Church
Petitioner

FINDINGS OF FACTS AND CONCLUSIONS OF LAW

The Petitioner requests a revocation of a Special Exception for a church, pursuant to Section 1A03.3.B.3A, as more particularly described on Petitioners' Exhibit 1.

The Petitioner, by Jerry L. Streicker, appeared and testified. Also appearing on behalf of the Petitioner were the Reverend Don Holman, Messrs. Donald E. Hicks and David W. Billingsley, both professional engineers, Timothy J. Sipes, a certified architect, Larry M. Meyerson and Ms. Jeanne Dewey. There were no Protestants.

Testimony indicated that the subject property known 605 Westminister Pike is zoned R.C.4, consists of 9.33 acres +/-, and is improved with a 1-1/2 story brick dwelling with attached garage, an existing block shed, and two wooden sheds which the Petitioner intends to raze.

Testimony and evidence produced also indicated that, pursuant to the filing of a Petition for Special Exception, the Petitioner received approval on July 8, 1986 for the construction of the proposed church on the subject site. However, the Petitioner never commenced the construction and the Order granting the Special Exception relief expired in July of 1988. The Petitioner now seeks its second Special Exception regarding the subject site for the construction of the church.

Testimony indicated that the proposed church will accommodate approximately 300 people and is substantially similar to the facility originally proposed by the Petitioner at its first hearing of this matter in July of 1986.

Mr. Hicks testified that the Church will be located in the southeastern corner of the property. He also testified that the site has been approved by the Baltimore County Fire Department, specifically the 10,000 gallon underground storage tank. Mr. Hicks also stated that ingress and egress to the facility, as well as site distances, have been approved by the Baltimore County Bureau of Traffic Engineering. Mr. Hicks further testified that, in his opinion, the proposed church will have no adverse impact on the health, safety or general welfare of the community, and that the conditions and requirements delineated in Section 502.1 are otherwise satisfied.

It is clear that the B.C.Z.R. permits the use proposed in an R.C.4 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined whether the conditions as delineated by Section 502.1 are satisfied by the Petitioner.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1. In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1

would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A2d 1319 (1981).

The proposed use will not be detrimental to the health, safety or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

The proposal set forth by the Petitioner is fundamentally consistent with the relief granted in zoning case No. 87-3-X. The Petitioners in zoning case No. 87-3-X were the same as those that appeared on behalf of the request herein. In neither case, were there any Protestants and the relief is clearly consistent with the spirit and intent of the Special Exception requirement of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted, with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED, by the Zoning Commissioner of Baltimore County, Maryland, this 31st day of July, 1989 that the Petition for Special Exception for a church, pursuant to Section 1A03.3.B.3A, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner may apply for its building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk

until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY

JRH:mmm
cc: Peoples Counsel

cc: Mr. Jerry L. Streicker, 3 Wooden Bridge Court, Reisterstown, Md. 21136

Mr. Donald E. Hicks, Mr. David W. Billingsley, 200 E. Joppa Road, Towson, Maryland 21204

Reverend Don Holman, 232 Homevale Road, Reisterstown, Md. 21136

Mr. Timothy J. Sipes, A.I.A., 4 Fair Bridge Court, Owings Mills, Md. 21117

Mr. Larry M. Meyerson, 41 Greenview Avenue, Reisterstown, Md. 21136

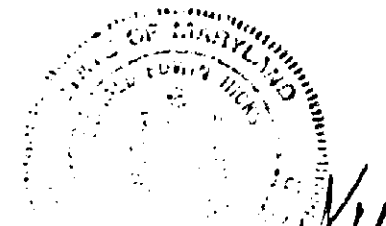
Ms. Jeanne Dewey, 409 Washington Avenue, Towson, Maryland 21204

ORDER RECEIVED FOR FILING
Date: 7/28/89
By: [Signature]

DESCRIPTION TO ACCOMPANY APPLICATION
FOR SPECIAL EXCEPTION
REISTERSTOWN BIBLE CHURCH
605 WESTMINSTER PIKE
ELECTION DISTRICT 4

Beginning for the same at a point in the center of Westminister Pike (Md. Rte 140), said point being distant North 67 degrees 20 minutes West 50 feet from the intersection formed by the centerline of said Westminister Pike with the centerline of Mitchell's Drive, thence along the centerline of said Westminister Pike North 67 degrees 20 minutes West 702 feet, thence South 28 degrees 43 minutes 03 seconds West 423 feet, thence South 60 degrees 46 minutes 57 seconds East 54.2 feet, thence South 32 degrees 25 minutes 57 seconds East 152.1 feet, thence South 14 degrees 04 minutes 57 seconds East 155.1 feet, thence South 72 degrees 42 minutes 57 seconds East 414.6 feet, thence North 28 degrees 26 minutes 03 seconds East 609 feet to the place of beginning.

Containing 9.33 Acres of land, more or less, and being located in the Fourth Election District of Baltimore County, Maryland.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4
Posted for: [Signature]
Petitioner: Reisterstown Bible Church
Location of property: 605 Westminister Pike, E.D. 4
Location of Signs: In front of 605 Westminister Pike
Remarks: [Signature]
Posted by: [Signature]
Number of Signs: 1
Date of Posting: June 21, 1989
Date of return: June 23, 1989

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

July 28, 1989



Mr. Jerry L. Streicker
3 Wooden Bridge Court
Reisterstown, Maryland 21136

RE: Petition for Special Exception
Case #89-552-X
Reisterstown Bible Church, Petitioner

Dear Mr. Streicker:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mmm
att.
cc: Peoples Counsel

cc: Mr. Donald E. Hicks, Mr. David W. Billingsley, 200 E. Joppa Road, Towson, Maryland 21204

Reverend Don Holman, 232 Homevale Road, Reisterstown, Md. 21136

Mr. Timothy J. Sipes, A.I.A., 4 Fair Bridge Court, Owings Mills, Md. 21117

Mr. Jerry L. Streicker
3 Wooden Bridge Court
Reisterstown, Maryland 21136
page 2.....

Mr. Larry M. Meyerson, 41 Greenview Avenue, Reisterstown, Md. 21136
Ms. Jeanne Dewey, 409 Washington Avenue, Towson, Maryland 21204

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Jerry L. Streicker	3 Wooden Bridge Ct. 21136
Don E. Hicks	200 E. Joppa Rd.
David W. Billingsley	Towson, MD 21204
Rev. Don Holman	232 Homevale Road Reisterstown, MD
Timothy J. Sipes, A.I.A.	4 Fair Bridge Ct. Owings Mills, Md 21117
Larry M. Meyerson	41 Greenview Ave Reisterstown 21136
Jeanne Dewey	409 Washington Ave 21204

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-552-X

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for A church pursuant to Section 1A03.3.B.3A.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:
(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

Reisterstown Bible Church
(Type or Print Name)

Jerry L. Streicker
Signature Trustee

(Type or Print Name)

Signature

605 Westminister Pike (301) 833-6297
Address Phone No.

Reisterstown, MD 21136
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Jerry L. Streicker
Name Trustee

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of July, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of July, 1989, at 2 o'clock P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

Z.C.O.-26.1

(over)

ORDER RECEIVED FOR FILING
Date: 7/28/89
By: [Signature]

ORDER RECEIVED FOR FILING
Date: 7/28/89
By: [Signature]

Civil Engineers • Surveyors • Land Planners

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

October 26, 1988

Mr. David J. Webber, Chairman
Board of Trustees
Reisterstown Bible Church
605 Westminster Pike
Reisterstown, Maryland 21136

RE: Petition for Special Exception
SW/S of Westminster Pike, 1.640' SE of Ivy Mill Road
(605 Westminster Pike)
4th Election District - 3rd Councilmanic District
Case No. 87-3-X

Dear Mr. Webber:

In response to your letter dated October 20, 1988 on the above-referenced matter, please be advised that this case is subject to the two year requirement for utilization of the special exception granted.

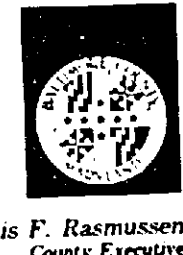
As stated in your letter, a special exception for a church at the above-referenced location was granted on July 7, 1986. Section 502.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) states in part that "After a final order granting a Special Exception the Zoning Commissioner, at any time prior to expiration of the period of time authorized for its utilization, (emphasis added) may grant one or more extensions of such utilization." Accordingly, the Zoning Commissioner is prohibited from granting your request for an extension since your request was not filed timely. However, there are two options available to you. You may file a new petition for Special Exception or you may file a Petition for Special Hearing to approve an extension of the original special exception granted in this matter.

For further information on filing said petitions, please contact Mr. James E. Dyer, Zoning Supervisor, at 494-3391.

Very truly yours,

J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH:bjs
cc: J. E. Dyer
File



Dennis F. Rasmussen
County Executive

REISTERSTOWN BIBLE CHURCH

605 Westminster Pike
Reisterstown, Maryland 21136

PASTOR DON HOLMAN
833-0835

October 20, 1988

Church 833-6297

Mr. J. Robert Haines
Zoning Commissioner
Baltimore County Office Building
Mail Stop 1110
Towson, MD 21204

Re: Reisterstown Bible Church
Zoning Exception, July 7, 1986

Dear Mr. Haines:

The purpose of this letter is to inform you of the progress we have made in the development of our property for church-related use subsequent to our receiving a zoning exception on July 7, 1986. On October 14, 1988 we were informed by Mr. Don Hicks and Mr. Dave Billingsly, Hicks Engineering Company in Towson, that our zoning exception had expired in July 1988, since it was granted for a two-year period. I prepared the original information package to the Zoning Commission but did not remember that the exception was for two years.

Enclosed is a chronological list of activities and accomplishments that the Reisterstown Bible Church Board of Trustees has been active in over the past two years. Please note that we have become recognized in the community with our sign and have maintained almost continuous coordination with Baltimore County in preparing for the construction of a church building. Our development plans were halted, however, from April to September 1988 while we were resolving the question of on-site storage of water for fire-fighting purposes with the Baltimore County Fire Department. We now have a Memorandum of Understanding, a copy of which is enclosed with this correspondence. We have completed site topographic studies, architectural and engineering/structural plans, and are completing site engineering studies with Hicks Engineering. The resulting plans will soon be submitted to the County so that we can initiate construction after receiving the appropriate permits.

We believe that we have honored our commitment to develop the subject property as originally planned. Therefore, we request that our zoning exception be reinstated or that it be administratively extended for two years.

If you need additional information on request, please do not hesitate to write or call me at my daytime office at 862-4938 or contact Mr. Hicks or Mr. Billingsly at 494-0001. Thank you very much for your consideration.

CF: Hicks Engineering Co.

SUNDAYSCHOOL
9:45 A.M.

MORNING WORSHIP 11:00 A.M.
EVENING WORSHIP 7:00 P.M.

PRAYER MEETING
WEDNESDAY 7:00 P.M.

REISTERSTOWN BIBLE CHURCH

605 Westminster Pike
Reisterstown, Maryland 21136

PASTOR DON HOLMAN
833-0835

January 17, 1989

Church 833-6297

Mr. J. Robert Haines
Zoning Commissioner
Baltimore County Office Building
Office of Planning and Zoning
Mail Stop 1110
Towson, MD 21204

Re: Reisterstown Bible Church
Zoning Exception

Dear Mr. Haines:

The purpose of this letter is to request a new Special Hearing date for our zoning exception, originally granted on July 7, 1986. Since we did not begin construction within the two-year time period we had requested a reinstatement of the zoning exception or that it be administratively extended for two more years. That request was dated October 20, 1988.

A meeting was set up with the Zoning Commission for December 7, 1988 to hear our case. That meeting was cancelled on the day of the meeting by a member of your staff. A new date was not set. We therefore request that a new date be set to hear our case as soon as possible since we would like to submit construction and site plans to the County for the necessary building permits. Completed paperwork was previously forwarded to you office.

If you need additional information on this request, please do not hesitate to write or call me at my daytime office in Washington, D.C. at (202) 272-8818 or contact Mr. Donald Hicks or Mr. Dave Billingsly of Hicks Engineering in Towson at 494-0001. Thank you once again for consideration.

In His Service,

David J. Webber
Chairman, Board of Trustees

CF: Hicks Engineering Co.

SUNDAYSCHOOL
9:45 A.M.

MORNING WORSHIP 11:00 A.M.
EVENING WORSHIP 7:00 P.M.

PRAYER MEETING
WEDNESDAY 7:00 P.M.

REISTERSTOWN BIBLE CHURCH SIGNIFICANT ACCOMPLISHMENTS FOR BUILDING PROGRAM

Jul 7, 1986 Received Zoning Exception to build church at 605 Westminster Pike.

Jul 28, 1986 Removed two sheds from property.

Oct 10, 1986 Submitted plans and permit application for new church sign to Baltimore County. Permit received and sign built. (\$356.00)

Oct 1986 Graded parking lot and resurfaced with crushed stone in accordance with plot development plan submitted to County for zoning exception. (\$1,500)

Oct 28, 1986 Constructed new sidewalk in front of existing building leading from driveway to building. (\$200)

Feb 14, 1987 Contacted builder but was unable to get commitment until we had building permits.

Jul 1987 Reson contacting Baltimore County Fire Department about permit to burn debris pile left from the old orchard. Turned down in July.

Summer 1987 Constructed elaborate playground for church school. (\$450)

Sep 23, 1987 Contracted with McKee & Associates, Inc. to complete topographic survey of the property. (\$1,100)

Oct 3, 1987 Constructed concrete sidewalk at rear of existing building to lead up to new building. (\$500)

Nov 16, 1987 Met with builder. He was unable to help us begin work because of his schedule and wants us to get permits first.

Dec 1987 Burning Permit from Fire Department received and trash pile burned.

Jan 5, 1988 Coordinated with MD State Highway Administration. Got approval for 25' wide entrance road with 20' radius curves. Tried to develop other access points but could not negotiate adjacent neighbors.

Jan 18, 1988 Called Baltimore County Permits and Licenses for specifics on plan submissions. Planned to coordinate with architect immediately.

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

PERMIT #: 401
RECEIPT #: 121
CONTROL #: 144
XREF #:

PROPERTY ADDRESS 605 Westminster Pike
REISTERSTOWN, MARYLAND

SUBDIV: 1
TAX ACCOUNT #: 1 DISTRICT/PRECINCT 4 3
OWNER'S INFORMATION (LAST, FIRST)
NAME: REISTERSTOWN BIBLE CHURCH
ADDRESS: 605 WESTMINSTER PIKE
ADDRESS: REISTERSTOWN, MD 21136
PHONE #: 833-6297 MHIC LICENSE #:

APPLICANT INFORMATION
NAME: REV. DON HOLMAN
COMPANY: REISTERSTOWN BIBLE CHURCH
ADDRESS: 605 WESTMINSTER PIKE
ADDRESS: REISTERSTOWN, MD 21136
PHONE #: 833-6297 MHIC LICENSE #:

SIGNATURE: [Signature] TRACT: BLOCK: EL: PL: 2
PLANS: CONST. 1/2 PLOT 2 PLAT 3 DATA 2

TEENANT
ENGINEER
SELLER:

DESCRIBE PROPOSED WORK: [Handwritten: 40' x 40' tent for worship services. Initial facilities in existing building. Certificate of Planning and Zoning. Attached to Provisional Zoning Approval - J.R.H. (see 10/20/88)]

TYPE OF USE
RESIDENTIAL
01 - ONE FAMILY
02 - TWO FAMILY
03 - THREE AND FOUR FAMILY
04 - FIVE OR MORE FAMILY
05 - (ENTER NO. FAMILY)
06 - SWIMMING POOL
07 - OTHER

NON-RESIDENTIAL
08 - AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09 - CHURCH, OTHER RELIGIOUS BUILDING
10 - FENCE (LENGTH) HEIGHT
11 - INDUSTRIAL, STORAGE BUILDING
12 - PARKING GARAGE
13 - SERVICE STATION, REPAIR GARAGE
14 - HOSPITAL, INSTITUTIONAL, NURSING HOME
15 - OFFICE, BANK, PROFESSIONAL
16 - PUBLIC UTILITY
17 - SCHOOL, COLLEGE, OTHER EDUCATIONAL
18 - SIGN
19 - STORE, MERCHANDISE RESTAURANT
20 - SPECIFIC TYPE
21 - TANK, TOWER
22 - TRANSIENT HOTEL, MOTEL (NO. UNITS)
23 - OTHER

TYPE OF CONSTRUCTION
1 - MASONRY
2 - WOOD FRAME
3 - STRUCTURE STEEL
4 - REINFORCED CONCRETE

TYPE OF HEATING FUEL
1 - GAS 3 - ELECTRICITY
2 - OIL 4 - COAL

TYPE OF SEWAGE DISPOSAL
1 - PUBLIC SEWER
2 - PRIVATE SYSTEM
3 - SEPTIC
4 - EXISTING PROPOSED

TYPE OF WATER SUPPLY
1 - PUBLIC SYSTEM
2 - PRIVATE SYSTEM
3 - EXISTING PROPOSED

CENTRAL AIR: 1 - YES 2 - NO 1 - EXISTING PROPOSED
ESTIMATED COST: \$100,000 2 - EXISTING PROPOSED

OWNERSHIP
1 - PRIVATELY OWNED
2 - PUBLICLY OWNED

RESIDENTIAL CATEGORY: 1 - DETACHED 2 - SEMI-DET. 3 - GROUP 4 - TOWNHOUSE 5 - MIDRISE
#FLOORS: 1 - 1BFD 2 - 2BFD 3 - 3BFD TOT BED: TOT APTS: 6 - MIDRISE

1 - FAMILY BEDROOMS
2 - BATHROOMS
3 - KITCHENS
4 - CLASS
5 - LIBR
6 - FOLIO

BUILDING SIZE, LOT SIZE AND SETBACKS
FLOOR 16' x 40' SIZE
WIDTH 16' FRONT STREET
DEPTH 40' SIDE STREET
HEIGHT 16' FRONT SETBK
STORIES 1 SIDE SETBK
LOT # 1 SIDE STR SETBK
CORNER LOT REAR SETBK
1 - YES 2 - NO

APPROVAL SIGNATURES
DATE
[Signatures and dates]

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

REISTERSTOWN BIBLE CHURCH (Page 2)

Jan 18, 1988 Decided to use same architectural plans as Winfield Bible Chapel in Carroll County for a two-story, 47' X 100' building. This building was shown on the original development plan submitted for the zoning exception in July 1986. Also decided to investigate alternate plans and contracted for feasibility studies. (\$800)

Feb 5, 1988 Meeting with Architect Melvin A. Arbaugh, Westminster to help revise Winfield Chapel design to fit our site. Estimated \$7,500 cost with plans by April 1988. Developed preliminary schedule to construct new building.

Apr 5, 1988 Developed detailed plan for building program along with list of all needed permits. Determined that we needed to get approval from Baltimore County regarding on-site water for fire fighting. Investigated plans and options with architect, builder, and engineers. Met with CPT Joseph Kelly of the Baltimore County Fire Department. We would need up to 255,000 gallons of on-site water storage if we couldn't use hoses from adjacent property hydrants.

May 2, 1988 Prepared formal letter to CPT Kelly requesting approval to use hydrants on east side property.

May 3, 1988 Finalized building schedule with construction start of July 30.

May 25, 1988 Fire flow test conducted on the Saffell property fire hydrants by Mr. Dennis Gentzel, Balt. Co. Fire Dept. Fire flow test failed. Efforts initiated to restore flow or correct pipes but terminated further work because of uncertain costs and effectiveness. Halted architectural planning until this problem of water storage was solved.

May 31, 1988 Decided to go with steel truss building with no flammable materials in order to reduce needed on-site water requirements. Contacted Jewell Building Systems in North Carolina for plans.

Jun 15, 1988 Selected a building plan consisting of a 50' X 150' one-story structure with a 12' X 28' kitchen add-on.

Jul 13, 1988 Requested reconsideration of need for on-site water storage by Fire Dept. Memorandum of Understanding signed by CPT Kelly on August 29, 1988. The church will install a 10,000 gallon water storage tank.

REISTERSTOWN BIBLE CHURCH

605 WESTMINSTER PIKE, REISTERSTOWN, MD. 21136

Pastor Don Holman

Telephone 833-6297 833-0835
May 24, 1989

Mr. J. Robert Haines
Commissioner of Zoning
Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Haines,

At present, the facilities we are currently worshipping in are at minimum... overcrowded. To make matters worse, our learning before the Baltimore County Zoning Board for an extension to our exemption is not scheduled until July 13, 1989. So... the EBC Building Program is at a standstill.

Therefore, as a temporary solution to this crisis, we have purchased a beautiful 40'x40' tent to serve as a worship center until we are able to construct a permanent facility.

Mr. Haines, we need a permit from your group that will allow us to gather in this tent to worship God until we meet with the Zoning Board. If at that time, we are granted the extension to our exemption, then we will need the permit for the tent to be extended. However, if our extension for the zoning exemption is denied, we will withdraw our request for the tent permit extension.

We are asking you to permit us to worship in the tent on the following days:

- May 28, 1989 - June 18, 1989 - July 9, 1989
- June 4, 1989 - June 25, 1989
- June 11, 1989 - July 2, 1989

Mr. Haines, in the eight years we have served this community, we have never had even a whisper of complaint about the ministry. However, I understand that if our tent generates a legitimate complaint from our neighbors, you have the sovereign right to decide whether the tent is set up only on the days of worship or must be removed from our property... completely.

Your immediate attention to this crisis is gratefully appreciated by the members here at EBC.

In Sincerity,
Rev. Don Holman
Pastor

CC: Mr. Carl Richards
File

* For the equipping of the saints for the work of service, to the building up of the body of Christ * Ephesians 4:12

January 17, 1989

Mr. J. Robert Haines
Zoning Commissioner
Baltimore County Office Building
Mail Stop 1110
Towson, MD 21204

Re: Reisterstown Bible Church
Zoning Exception

Dear Mr. Haines:

The purpose of this letter is to request a new Special Hearing date for our zoning exception, originally granted on July 7, 1986. Since we did not begin construction within the two-year time period we had requested a reinstatement of the zoning exception or that it be administratively extended for two more years. That request was dated October 20, 1988.

A meeting was set up with the Zoning Commission for December 7, 1988 to hear our case. That meeting was cancelled on the day of the meeting by a member of your staff. A new date was not set. We therefore request that a new date be set to hear our case as soon as possible since we would like to submit construction and site plans to the County for the necessary building permits.

If you need additional information on this request, please do not hesitate to write or call me at my daytime office in Washington, D.C. at (202) 272-8818 or contact Mr. Donald Hicks or Mr. Dave Billingsly of Hicks Engineering in Towson at 494-0001. Thank you once again for your consideration.

In His Service,

David J. Webber
Chairman
Board of Trustees

CC: Hicks Engineering Co.

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 458, Zoning Advisory Committee Meeting of May 3, 1989

Property Owner: Reisterstown Bible Church

Location: 605 Westminister Pike

District: 4

Water Supply: private

Sewage Disposal: private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3773, to obtain requirements for such installation(s) before work begins.
- () A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any charbroiler generation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the buildings, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, spas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid waste. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- () Soil percolation tests, have been conducted, must be conducted.
- () The results are valid until September 3, 1989.
- () Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () shall be valid until () is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 887-3880.
- () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.
- () Others

Baltimore County
Fire Department
800 York Road
Towson, Maryland 21204-2586
(301) 887-4501

Paul H. Reincke
Chief

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: Reisterstown Bible Church

Location: SW/S Westminister Pike, 50' NW of centerline of Mitchell's Drive (1605 Westminister Pike)

Item No.: 458 Zoning Agenda: May 2, 1989

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation. Water for fire protection shall be provided in accordance with Urban Guide for Fire Prevention and Master Planning.

The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Carl Richards* Noted and Approved
Planning Group
Special Inspection Division
Fire Prevention Bureau

RECEIVED
MAY 1 1989

ZONING OFFICE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee
C/O Carl Richards

Date: June 8, 1989

FROM: Robert W. Bowling, P.E.

SUBJECT: Reisterstown Bible Church - Zoning Item #458

PROPERTY OWNER: Reisterstown Bible Church

LOCATION: 605 Westminister Pike

DISTRICT: 4

The Zoning Plan for the subject item has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

The proposed private utilities and roads shall be drawn on County Standard Lines and shall follow County Standards for size, materials and construction details, and shall be submitted to the Bureau of Public Services for review and approval.

The Developer is responsible for the full cost of all highway and storm drain construction.

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his subdivision. Occupancy Permits will be withheld until such damages have been corrected.

The Developer's Engineer shall investigate the need and obtain the necessary permits for the facilities serving this site that may require a "Corps of Engineer's Permit", a "Water Resources Permit", a "Water Quality Certification", and any other Federal or State Permits. These facilities cannot be sent to contract until such permits have been received.

HIGHWAY COMMENTS:

Westminister Pike is a State Road. All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the Standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

The entrance locations are subject to approval by the Bureau of Traffic Engineering.

CPS-008



Maryland Department of Transportation State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

May 12, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attn: Mr. James Dyer

Re: Baltimore County
Reisterstown Bible Church
Zoning Meeting of 5-2-89
S/S Westminister Pike
(MD 140) 50' West of Mitchell's Drive
(Item #458)

Dear Mr. Haines:

After reviewing the submittal of a Special Exception for a church, we find the plan acceptable with the following comment.

A State Highway Administration access permit must be applied for with the posting of a bond or letter of credit to guarantee construction of all work within State Highway Administration right of way.

If you have any questions, please contact Larry Brocato at 333-1350.

Very truly yours,

James Dyer
James Dyer, Jr., Chief
Engineering Access Permits
Division

LB:maw

cc: Hicks Engineering Co., Inc.
Mr. J. Ogle

RECEIVED
MAY 16 1989

ZONING OFFICE

My telephone number is (301) 333-1350

Teleprinter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 555-0451 D.C. Metro - 1-800-432-5852 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: July 17, 1989

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

Case No. 89-552-X
Item No. 458

Re: Reisterstown Bible Church

The Petitioner requests a special exception for a church. In reference to this request, staff offers the following comments:

The site was previously granted a special exception for a church in Case No. 87-3-X.

A waiver from CPG setting was drawn up by the Planning Board on April 17, 1986. (88-85). However, a CPG plan must be submitted for review and approval. The approved zoning plan should conform to the approved CPG plan and the final landscape plan.

This office has no objection to the proposed special exception, but recommends that the church design be such that it is compatible with the surrounding community, particularly because it will be highly visible.

The final site plan should show the location of existing structures on adjacent properties and existing trees on the site.

A detail of the porous paving blocks should be provided on the final plan.

A landscape plan must be submitted for approval prior to the issuance of any building permits.

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89-552-X

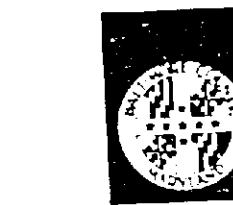
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
2nd day of May, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
Petitioner: Reisterstown Bible Church
Petitioner's Attorney: James E. Dyer, Chairman, Zoning Plans Advisory Committee

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
(301) 887-3554

June 6, 1989



Dennis F. Rasmussen
County Executive

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item numbers 449, 450, 451, 452, 453, 455, 456, 457, 458, and 459.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Assoc. II

NEP/lvw

Reisterstown Bible Church - Item 458
Page 2
June 2, 1989

GENERAL COMMENTS: (Cont.)

In accordance with Bill No. 32-73, street lights are required in subdivisions. The Developer will be responsible for the full cost of installation of the cable, poles and fixtures. The County will assume the cost of the power after installation.

Ramps shall be provided for physically handicapped persons at all street intersections.

STORM DRAINAGE AND SEDIMENT CONTROL COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water runoff through the property to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the design in fee of said rights-of-way to the County. Preparation of all construction, right-of-way and easement drawings, engineering and survey, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1" = 200', including all facilities and drainage areas involved, shall be shown on a plan and submitted to Baltimore County for review.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

In accordance with Baltimore County Council Grading, Sediment Control and Forest Management Ordinance (Bill No. 33-82), a grading plan shall be approved and a performance bond posted prior to issuance of a grading permit. A sediment control plan is required. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

State Highway Administration approval is required for the culvert crossing of the proposed entrance.

Reisterstown Bible Church - Item 458

Page 2
June 6, 1989

WATER AND SANITARY SEWER COMMENTS:

This property is located outside of the Baltimore County Metropolitan District. An extension of the Metropolitan District Sewer is required to include the property, before public water can be extended to serve this property.

Public water is not available to serve this property. Therefore, private well systems must be provided in conformance with the Department of Environmental Protection and Resource Management requirements. A water appropriation permit must be approved prior to signature of the record plat.

Public sewers are not available to serve this property. Therefore, private sewage systems must be provided. Soil tests must be conducted on each lot prior to approval of a record plat in accordance with Department of Environmental Protection and Resource Management requirements.

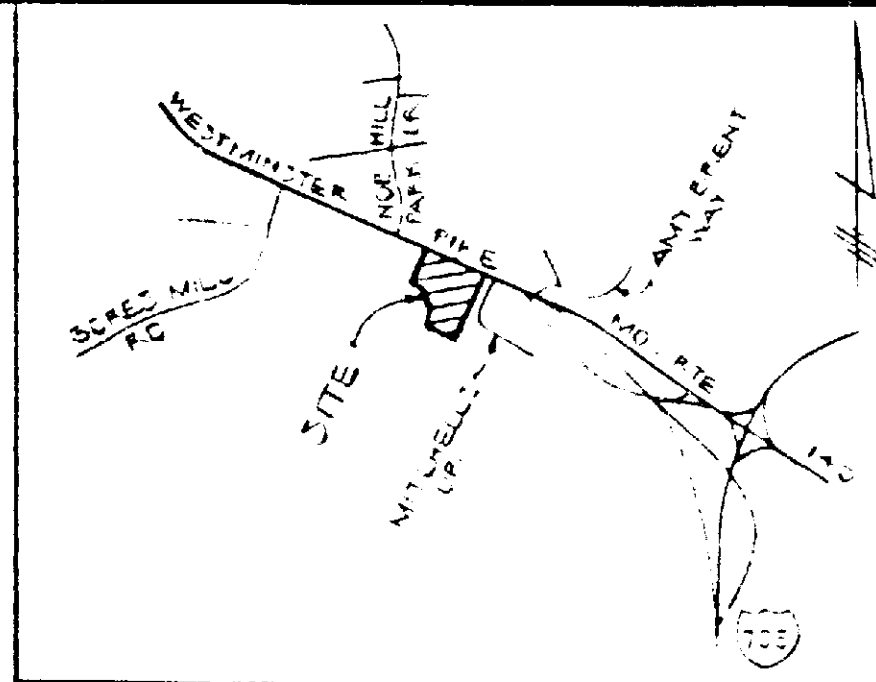
The subject Plan may be approved subject to conformance with the above comments.

Robert W. Bowling
Robert W. Bowling, P.E., Chief
Developers Engineering Division

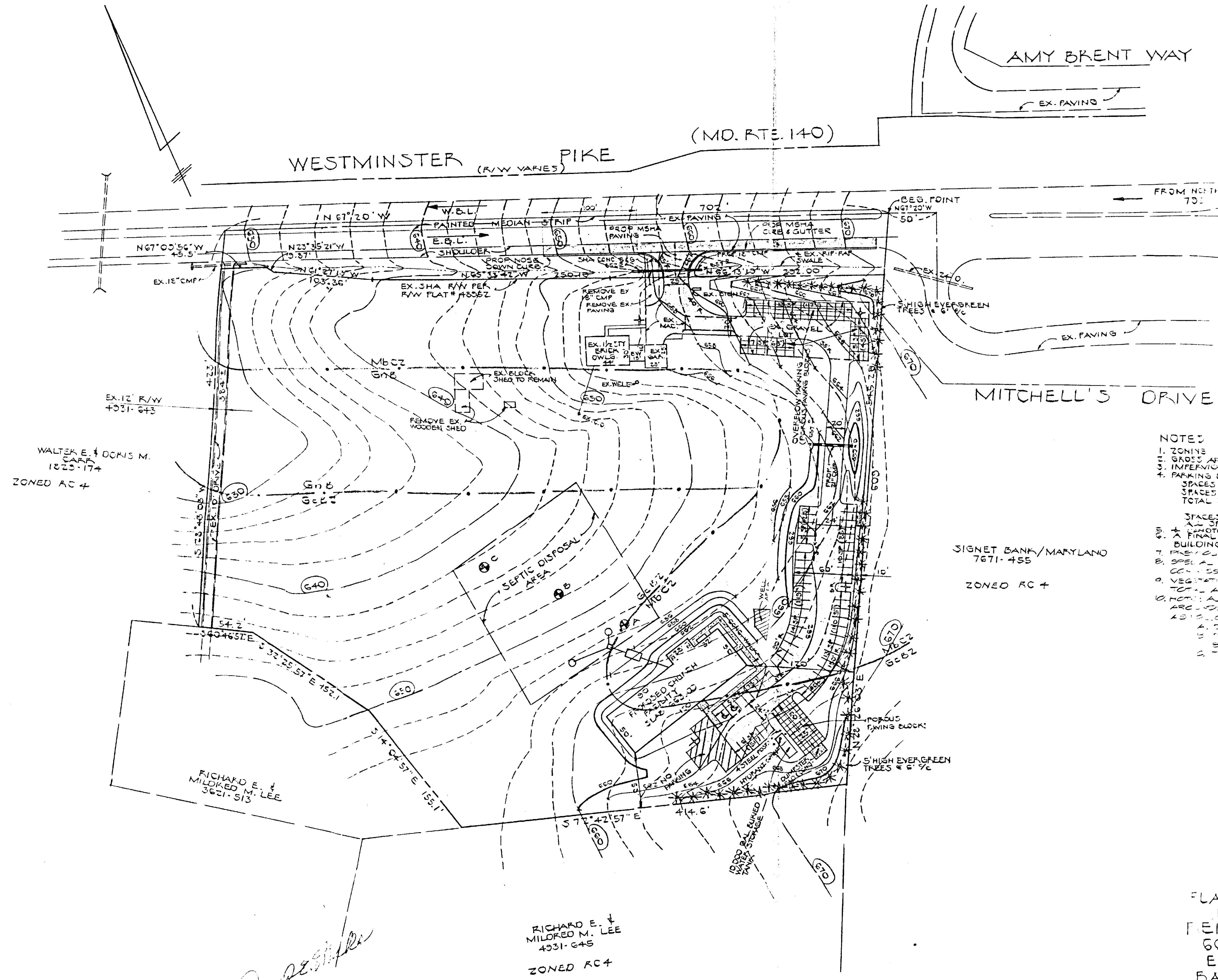
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cc: File

RETSBIR/XTNMEM01



VICINITY MAP
SCALE: 1" = 5000'



- NOTES
1. ZONE RC-4
 2. GROSS AREA: 9.33 AC.
 3. IMPERVIOUS AREA: 33,730 SF = 3.5% OF SITE AREA
 4. PARKING DATA
SPACES REQUIRED FOR CHURCH: 300 SEAT + 10% PL + PLAT = 75
SPACES REQUIRED FOR PASTOR'S RESIDENCE: 2
TOTAL REQUIRED: 77 SPACES
SPACES PROVIDED: 81 SPACES PLUS 2 GARAGE SPACES + 81 SPACES
ALL SPACES ARE 3 1/2' x 18' MIN.
 5. * NOTES PROPOSED LIGHTING: (10' HIGH MAX.)
 6. A FINAL LANDSCAPE PLAN MUST BE APPROVED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 7. PREVIOUS ZONING CASE: 87-EX
 8. SPECIAL EXCEPT ON NO. 7882 GRANTED FOR CHURCH ZONING. CON. 25 CHECKS; EXPIRED 7/8/88
 9. VEGETATIVE AREAS TO BE REMOVED SHALL BE REPLANTED WITH TOTAL AREA OF SITE.
 10. NOTE: ALL PARKING AREAS SHALL BE PAVED AND ALL TREES AND SHRUBS SHALL BE PERMANENTLY PROTECTED PRIOR TO CONSTRUCTION.
A. ORNAMENTALS: 5' TALL, 4" DBH. MIN.
B. PARKING AREAS: 5' TALL, 4" DBH. MIN. AND 10' TALL BLOCKS - SEE PLAN
C. TREES AND SHRUBS: 5' TALL, 4" DBH. MIN.

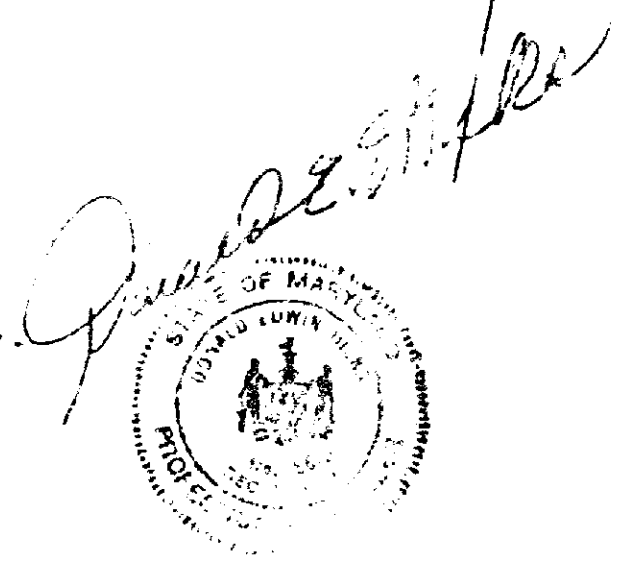
458
**PETITIONER'S
EXHIBIT 1**

FLAT TO ACCOMPANY APPLICATION
FOR SPECIAL EXCEPTION
REISTERSTOWN BIBLE CHURCH
605 WESTMINSTER PIKE
ELECTION DISTRICT 4
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50'

OCTOBER 12, 1988
REVISED DEC. 5, 1988

OWNER
REISTERSTOWN BIBLE CHURCH
605 WESTMINSTER PIKE
REISTERSTOWN, MD. 21136
833-6257

HICKS ENGINEERING CO., INC.
200 EAST JOPPA ROAD
TOWSON, MARYLAND 21204
434-0001



RICHARD E. &
MILDRED M. LEE
4931-645
ZONED RC 4